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**Z-2526**  
**MORRIS RENTALS, LLC**  
**MORRIS RENTALS PLANNED DEVELOPMENT**  
**R3W TO PDRS**

**STAFF REPORT**  
**April 11, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Owner/Petitioner, represented by attorney Joseph Bumbleburg, is requesting PDRS zoning for 0.304 acres in the City of West Lafayette for a three-story apartment building containing 14 units with 28 bedrooms which is partially situated over the project's proposed 28-space parking lot. All units contain two bedrooms. The property is located at 202 and 208 W. Fowler Avenue in the New Chauncey Neighborhood on the corner of Fowler Avenue and North Chauncey Avenue; Wabash 19(NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The subject properties are currently zoned R3W as are properties to the west, south and east. North of the site, across the alley, is R2U zoning. Recent approved rezoning activity in the New Chauncey Neighborhood has been limited to planned development projects along Northwestern Avenue and include: Z-1278 - Purdue Exponent Planned Development (approved in 1987), Z-2460 - 516 Northwestern Avenue Planned Development (approved in 2011) and Z-2494 - 720 Northwestern Planned Development (approved in 2012).

**AREA LAND USE PATTERNS:**

Two converted homes containing multi-family apartments are presently on the subject properties. Converted rental homes and multi-family apartments dominate the immediate vicinity. Northeast of the subject properties, across North Chauncey Avenue, is the Theta Tau Fraternity.

**TRAFFIC AND TRANSPORTATION:**

Fowler Avenue is classified as a primary arterial according to the adopted *Thoroughfare Plan*. Right-of-way is being dedicated along Fowler Avenue per the request of the Administrative Officer. Parking for the project is accessed off of the alley on the north side of the project and the parking ratio is set at one space per bedroom. Two bicycle parking areas are also being provided in the covered portion of the parking lot adjacent to the building's rear entrances.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities and Indiana American water are available to serve the site.

**STAFF COMMENTS:**

Showing an architectural sensitivity to the historic context the project finds itself in, the Morris Rentals Planned Development is a significant contribution to establishing the urban form specified by the draft *New Chauncey Neighborhood Plan* for this section of the Fowler Avenue corridor. Located in a “high density residential urban” land use area (which allows for a density generally between 30 and 90 units per acre and up to four-stories), the Morris Rentals Planned Development comes in at 46 units per acre with three-stories, well within the specified limitations. Relative to the use and urban form planned for this section of the Fowler Avenue corridor, the draft *Neighborhood Plan* states:

*“Multi-family structures with a strong pedestrian orientation are appropriate...Existing alleys should be maintained to provide for rear-loaded vehicle access and to protect the pedestrian orientation of the streetscape.”*

With an alley located along the project’s northern boundary, this redevelopment effort substantially fulfills the intent of the draft *Neighborhood Plan* by locating the vehicle parking access off of the alley in order for the building to maintain a strong pedestrian orientation along both street frontages. This combined with near-sidewalk seating areas, a lively landscape plan that makes innovative use of trellises, and an architectural style reminiscent of the many Craftsman bungalow homes found throughout New Chauncey, all serves to set a new and higher standard for redevelopment in areas nearer to the neighborhood’s historic residential core.

**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. A dumpster enclosure is to be included. The final design of the dumpster enclosure is subject to the approval of the Administrative Officer and shall be included in the Final Detailed Plan submission.